

Chapter 21A.38
GENERAL PROVISIONS
PROPERTY - SPECIFIC DEVELOPMENT STANDARDS/
SPECIAL DISTRICT OVERLAYS

Sections:

- 21A.38.010 Purpose.
- 21A.38.020 Authority and application.
- 21A.38.030 Property - Specific development standards - General provisions.
- 21A.38.040 Special district overlay - General provisions. [Amended]
- 21A.38.050 Special district overlay - Pedestrian-oriented commercial development.
- 21A.38.060 Special district overlay - Office/research park development.
- 21A.38.070 Special district overlay - Urban Planned Development purpose and designation.
- 21A.38.080 Special district overlay - UPD implementation.
- 21A.38.090 Special district overlay - Economic redevelopment.
- 21A.38.100 Special district overlay - Commercial/industrial.
- 21A.38.110 Special district overlay - Fully contained community (FCC) purpose, designation, and implementation.
- 21A.38.120 Special district overlay - Wetland management areas.
- 21A.38.130 Special district overlay - Agricultural production buffer.
- 21A.38.140 Special district overlay - Residential infill.
- 21A.38.150 Special district overlay - Ground water protection.
- 21A.38.160 Special district overlay - Aviation facilities.
- 21A.38.170 Special district overlay - Urban aquifer protection area.
- 21A.38.180 Special district overlay - Highway-oriented development.
- 21A.38.200 Special district overlay - Erosion hazards near sensitive water bodies.
- 21A.38.210 Special district overlay - Heron habitat protection area.
- 21A.38.220 Special district overlay - Urban stream protection area.
- 21A.38.230 Special district overlay - Significant Trees.
- 21A.38.240 Special district overlay - Floodplain Density.

NOTE: Sections amended are noted in brackets following the title.

1 SECTION 1. Ordinance 10870, Section 577, as amended, and K.C.C. 21A.38.040 are each
2 hereby amended to read as follows:

3 **Special district overlay - ~~((G))~~general provisions.** Special district overlays shall be
4 designated on official area zoning maps and as a notation in the ~~((SITUS File))~~ department's
5 electronic parcel record, as follows:

6 A. A special district overlay shall be designated through the area zoning process as
7 provided in K.C.C. chapters 20.12 and 20.16. Designation of an overlay district shall include
8 policies that prescribe the purposes and location of the overlay;

9 B. A special district overlay shall be applied to land through an area zoning process as
10 provided in K.C.C. chapters 20.12 and 20.16 and shall be indicated on the zoning map and as a
11 notation in the ~~((SITUS File))~~ department's electronic parcel record and shall be designated in
12 Appendix B of Ordinance 12824 as maintained by the department of development and
13 environmental services, with the suffix "-SO" following the map symbol of the underlying zone or
14 zones;

15 C. The special district overlays ~~((set forth))~~ in this chapter are the only overlays authorized
16 by the code. New or amended overlays to carry out new or different goals or policies shall be
17 adopted as part of this chapter and be available for use in all appropriate community, subarea or
18 neighborhood planning areas;

19 D. The special district overlays ~~((set forth))~~ in this chapter may waive, modify and
20 substitute for the range of permitted uses and development standards established by this title for
21 any use or underlying zone;

22 E. Unless they are specifically modified by ~~((the provisions of))~~ this chapter, the standard
23 requirements of this title and other county ordinances and regulations govern all development and
24 land uses within special district overlays; ~~((and))~~

25 F. A special district overlay on an individual site may be modified by property-specific
26 development standards as provided in K.C.C. 21A.38.030;

27 G. A special district overlay may not be deleted by a rezone; and

28 H. Special district overlay development standards may be modified or waived through the
29 consideration of a variance, subject to the variance criteria in K.C.C. 21A.44.030. (Ord. 12823 § 3,
30 1997: Ord. 12809 § 4, 1997: Ord. 12171 § 6, 1996: Ord. 11621 § 98, 1994: 10870 § 577, 1993).